

Central Wisconsin Community Action Council, Inc.

EPF&A Committee Meeting Minutes

July 8, 2016

Present: Dave Singer, Donna Maly, Muriel Harper, Charlie Krupa, and John Earl

Excused Absence: None

Staff: Fred Hebert and Kari Labansky

Guests: Joy Casperson, John Atkinson, Renee Greenland, and Dave Repinski

1. John Earl called the meeting to order and roll call was taken with five members present.
2. Motion passed by unanimous vote approving the agenda and minutes of the June 10, 2016 EPF&A Committee meeting.
3. The President appointed Donna Maly to be the at-large member of the EPF&A Committee with a motion made by Dave Singer and seconded by Charlie Krupa which was unanimously approved.
4. Kari presented the Financial Report including our Cost Allocation Plan, Notes Payable year ending 12/31/15, and Cash Accounts ending 5/31/16 reflecting a cash balance of \$738,654.28. Motion to approve by Muriel Harper, seconded by Donna Maly, and passed by unanimous vote.
5. Kenwood Properties, Inc. was discussed with concern about the Wisconsin Management Company continuing as the Property Management Agent. More discussion is needed. The Kenwood Properties, Inc. Board will meet on July 19th.
6. Fred reported he will be attending the WISCAP Summer Retreat meeting in Wausau on August 3rd and 4th.
7. CWCAC, Inc. will celebrate our 50th Anniversary at the August 24th Board Meeting with a potluck lunch to include staff and guests. County Board Supervisors are encouraged to invite their Chairs – Fred will send letters to our County Elected Board Members about our 50th celebration. Sheryl Albers, former legislator, has been a friend of the agency for many years and will be invited to be a speaker. Also Donna Maly suggested personal invitations to each County Human Services Director from our five counties.
8. The Bank of Mauston is considering donating two lots to CWCAC, Inc. located on Herriot Drive in Mauston. A Resolution of Property Transfer has been drafted which specifies gratitude and use of the lots which reads, "**WHEREAS:** Central Wisconsin Community Action Council, Inc. has been developing Affordable Rental Units over the past several years; and **WHEREAS:** The Bank of Mauston has expressed a desire to transfer by donation to Central Wisconsin Community Action Council, Inc. two (2) separate lots located in the City of Mauston, and **WHEREAS:** The lots are located on Herriot Drive, designated as Lots #11 and #13; and **WHEREAS:** Each lot is zoned as Commercial, G-2, which allows development of apartments with the minimum of 5 units and maximum of 16 units, and **WHEREAS:** Central Wisconsin Community Action Council, Inc. would gratefully appreciate the transfer of the properties from the Bank of Mauston, **Now there for let it be resolved:** That Central Wisconsin Community Action Council, Inc. consistent with its mission will construct on each lot decent and affordable apartments conforming to all local, state, and federal rules and regulations; and further **Resolve**, that based on recognized and expressed need each lot will contain at least 5 units but no more than 16 units." Dave Singer moved that the Resolution be endorsed with a second from Donna Maly, then was unanimously approved and the President signed the Resolution which will be immediately sent to the Bank of Mauston.

9. By-Law 1.04 was reviewed. The following change was discussed and will be pursued at the next EPF&A meeting: "The financial status of the Corporation shall be reviewed monthly by the **Board of Directors**, ~~and/or the~~ Executive, Personnel, Finance, & Audit (EPF&A) Committee."

10. Meeting Adjourned – Next Meeting – August 12, 2016